	PETITION TO THE ZONING COMMISSIONI	FOR ZONING VARI NCE	7A	
	The undersigned legal owner	er(s) of the property cityote in Politimore County and milich in		IN RE:
		plat attached hereto and made a part hereof, hereby petition for a .C.1 to allow a front setback of 30 feet in lieu of		TO THE RES
			7	
			, 4	
	of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)			
	or rue ameriting, the Duild	ing envelope was restricted sevenal. The 1	MAP NULLE 4	
	Wishes to construct a 2 ca	r garage which will necessitate the front yard variance	e. 2^ E. D?	Due
	ž		DATE 5/20/87	hearing,
	Property is to be posted as	nd advertised as prescribed by Zoning Regulations.	1000 DSM	9th
	I, or we, agree to pay expense petition, and further agree to and	ses of above Variance advertising, posting, etc., upon filing of this d are to be bound by the zoning regulations and restrictions of	DP	a front hereby D
	Baltimore County adopted pursua	int to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm,	N 50980	
		under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.	.	
	Contract Purchaser:	Legal Owner(s):		
	(Type or Print Name)	C.R.S. Ltd. (Type or Print Name)		AJ/srl cc: Mr.
	Signature	Mark C. Sites Mark C. Sites Signature		Peo
	Address			
	****	(Type or Print Name)		
	City and State Attorney for Petitioner:	Signature		_ ×
	(Type or Print Name)			A STATE OF THE STA
•				FOR FILING
	Signature	City and State Name, address and phone number of legal owner, con-		
	Address	tract purchaser or representative to be contacted	4.85	RECEIVED
	City and State Attorney's Telephone No.:	Name	H 2'	
		Address Phone No.	157	ORDER Care Fy
	M Ostobor 10	ommissioner of Baltimore County, thisday 286, that the subject matter of this petition be advertised, as	O t N C	
FOR FALMO	Baltimore County, that proper	this petition be advertised, as altimore County, in two newspapers of general circulation throughty be posted, and that the public hearing be had before the Zoning ty in Room 106, County Office Building in Towson, Baltimore	C.R.S. N/S of the c/ (218 T	
OH P	county, on the1st	day of December, 19_86 , at _9:45 o'clock	Ltd. Timo 1 of imoni	
	Д		Ltd. Timonium of Pine monium Rd	
ECEINED	4	Zoning Commissione) of Baltimore County.	Valle	COLUMBIA OFFICE WALTER PARK
ORDER R	4	(over)	T 821	Registered Surveyor
ORG Defe	<u>ት</u>		∮• ; ⊞'	PHONE 730-9060
			of	
on by Table Allahou versus assessment				
				DESCRIPT
g Valence ha		and the second s	CONTRACTOR OF THE PROPERTY OF	
/4-n/	والمنافظة المنافظة المنافظة والمنافظة والمنافظ	The half of the sale and the same of the same of the sale and the same of the sale and the sale	e de la constante de la consta	60 feet
A STATE OF THE STA	Committee - Section Committee Commit	O DIBLICATION		Timonium
		CERTIFICATE OF PUBLICATION	and the second s	thence N 48 minut
	PETITION FOR ZONENG VARIANCE	TOWSON, MD.,November 13 19	X	West 146
	Case No. 87-215-A	that the annexed advertisement	was	thence S
	the Centertine of Pine Veiley Daive (218 Timonium Rosd)	THE PROMISE A WEEKLY HELDER		North 84
	DATE AND TIME. ber 1, 1986, at 9-45 a.u. PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson,	and published in Towson, Baltimore County,	المراجع والمراجع والم	36 minut
	Maryland The Zoning Commissioner of Balti-	November 13, 19_86	A Market and American	46 secon
	ing Act and Regulations of Saltumore ing Act and Regulations of Saltumore ing County, will hold a public hearing: Description but coming transact to per-	THE JEFFERSONIAN,		19 12
	the required 40 test Being the property of C.R.S. Ltd., s shown on plat plan filed with the			
	Zoning Officers that this Petition(3) is In the event that the event tha	Guan Sudus Obrett		Old management of the control of the
	will, however, entertain any request for will, however, entertain any request for a said permit a stay of the issuance of said permit during this period for good cause		and the state of t	
4	in writing by the date of the hearing set above or made at the hearing.	Cost of Advantaged		Service Control of the Control of th
1	By Order Of ARLON ARNOLD JABLON Zeeing Commissioner of Baltimore County	24.75	in the state of th	

0 01 IN RE: PETITION ZONING VARIANCE BEFORE THE N/S of Timonium Road, 902.83 E of the centerline of Pine ZONING COMMISSIONER Valley Drive (218 Timonium Road) - 8th Election District * OF BALTIMORE COUNTY C.R.S. Ltd., Case No. 87-215-A Petitioner * * * * * * * * * * * * Due to the Petitioner's failure to appear at the scheduled public hearing, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this of December, 1986, that the Petition for Zoning Variance to permit a front yard sewack of 30 feet in lieu of the required 40 feet be and is hereby DISMISSED without prejudice.

cc: Mr. Mark E. Sites

People's Counsel

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204 PHONE: 828-9060 August 20, 1986

DESCRIPTION TO ACCOMPANY VARIANCE APPLICATION 218 TIMONIUM ROAD:

Beginning for the same at a point on the north side of Timonium Road 60 feet wide, distant 902.83 feet measured easterly along the north side of Timonium Road from its intersection with the centerline of Pine Valley Drive, thence North 02 degrees 36 minutes 17 seconds West 166.79 feet thence South 84 degrees 48 minutes 13 seconds West 106.00 feet thence North 02 degrees 35 minutes 17 seconds West 146.11 feet thence South 85 degrees 05 minutes 24 seconds West 110.74 feet thence South 00 degrees 51 minutes 00 seconds East 166.99 feet thence North 84 degrees 48 minutes 13 seconds East 206.91 feet thence South 02 degrees 36 minutes 17 seconds East 148.00 feet thence North 80 degrees 07 minutes 46 seconds East 15.09 feet to the place of beginning. Containing . 531 Ac. in the 8TH Elect. Dist.

> Malcolm E. Hudkins Registered Surveyor #5095

PETITION FOR ZONING VARIANCE

of Pine Valley Drive (218 Timonium Road)

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Zoning Variance to permit a front setback of 30 feet in lieu of the

In the event that this Petition(s) is granted, a building permit may be issued

within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the

> BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER OF BALTIMORE COUNTY

North Side of Timonium Road, 902.83 feet East of the Centerline

. as shown on plat

8th Election District

DATE AND TIME: Monday, December 1, 1986, at 9:45 a.m.

Regulations of Baltimore County, will hold a public hearing:

Towson, Maryland

Case No. 87-215-A

LOCATION:

required 40 feet

Being the property of <u>C.R.S. Ltd.</u> plan filed with the Zoning Office.

hearing set above or made at the hearing.

RE: PETITION FOR VARIANCE N/S of Timonium Rd., 902.83' E of C/L of Pine Valley Dr. (218 Timonium Rd.), 8th District

C.R.S. LTD., Petitioner

:::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or

final Order. Phyllic Cale Friedman Phyllis Cole Friedman
People's Counsel for Baltimore County

> Titu day Burneman Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-215-A

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Mark C. Sites, C.R.S. Ltd., Petitioner, 1505 Pot Spring Rd., Timonium, MD 21093.

Peter Max Zimmerman

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 .

> ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. Mark C. Sites C.R.S. Ltd. 1505 Pot Spring Road Timonium, Maryland 21093

> RE: PETITION FOR ZONING VARIANCE N/S of Timonium Rd., 902.83° E of the c/1 of Pine Valley Dr. (218 Timonium Rd.) 8th Election District C.R.S. Ltd. - Petitioner Case No. 87-215-A

Dear Mr. Sites:

This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely, Zoning Commissioner AJ:med

CERTIFICATE OF PUBLICATION

LOCATION: North Side of Timoria m Fload, 902 83 test East of the Centertine of Pine Veitery Drive # (218 Timonium Road)
DATE AND TIME Monday, Department of the PASS # (8)

TOWSON, MD., Lovember 12, 19.86 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 12 19 86

TOWSON TIMES,

\$ 38.25

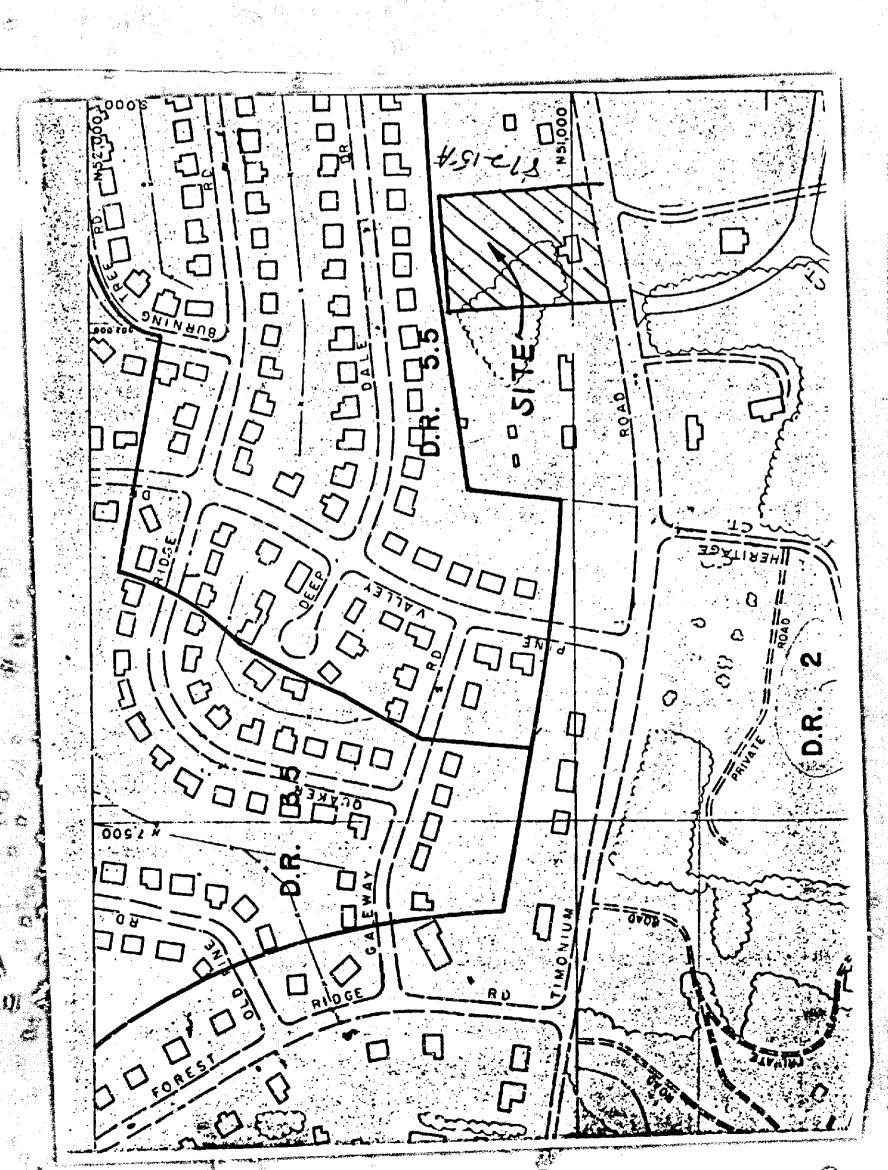
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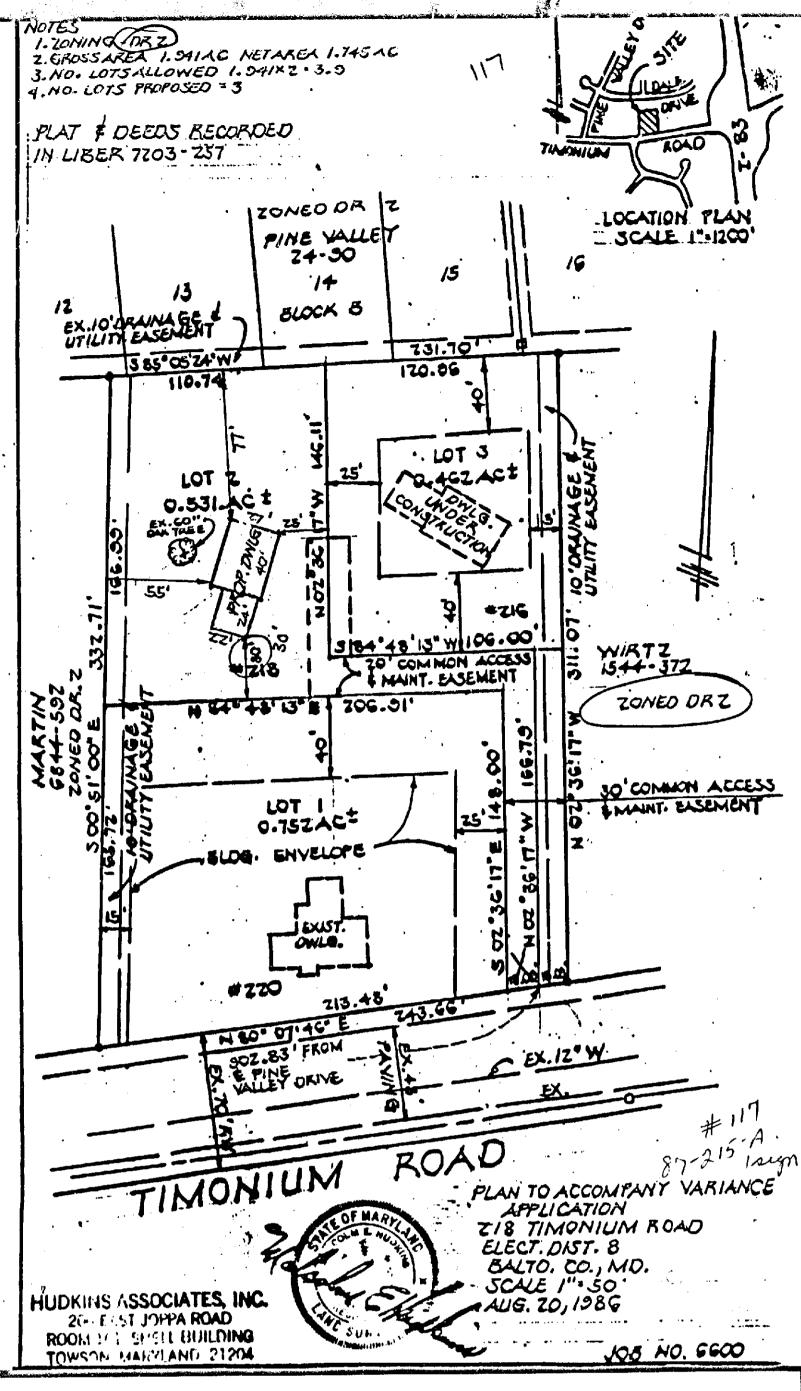
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-215-A

· · · · · · · · · · · · · · · · · · ·		
District Soth Posted for: Yariance	Date of Posting 11-14-86	
Petitioner: C. R. S. L.T.		
Location of property: M/S M/ Jamenius	Road, 902 83 F. of the	
Cle of Pine Walley Dr	(215 Timonium Pord)	
Location of Signa: 22 exthe Sieve of V.	Mod, 962 83 5 of the (218 Jumonium Rod) emonium And, at entrance	
road to subject property	-	
Remarks:		
Posted by O. Orata	Date of return: 11-24-56	

October 31, 1986 Mr. Mark C. Sites C.R.S. Ltd. 1505 Pot Spring Road Timonium, Maryland 21093 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE N/S of Timonium Rd., 902.83' E of the c/1 of Pine Valley Dr. (213 Timonium Rd.) 8th Election District C.R.S. Ltd. - Petitioner Case No. 87-215-A PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland ALTIMORE COUNTY, MARYLAND No. 025972 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOU'S CASH RECEIPT 01-615-000 _8 B 881******3520:a 81726 VALIDATION OR SIGNATURE OF CASHIER

The second second





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

November 7. 1986 Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A, 87-203-A, 87-204-A, 87-214-A, 87-215-A, 87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE PLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS

Department of

Traffic Engineering

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

State Roads Commission

Bureau of

Bureau of

Industrial

Mr. Mark C. Sites C.R.S. Ltd. 1505 Pot Spring Road Timonium, Maryland 21093

> RE: Item No. 117 - Case No. 87-215-A Petitioner: C.R.S. Ltd. Petition for Zoning Variance

Dear Mr. Sites:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

November 25, 1986

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, -Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Shell Building Towson, Maryland 21204

TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner

Comments on Item # 117 Zoning Advisory Committee Meeting are as follows:

Property Owner: C.R.S. Ltd.

N/S Timonium Road, 902.83 feet east to the c/l Pine Valley Dr.

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(B) a building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of commercian drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'=0 to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table h01, Section 1407, Section 1406.2 and Table 1402. No openings are paralited in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration parait application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Uses.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Cff) pe Building at 113 . Chesapeake Avenue, Towson, Maryland Z. 201. Marks & Shunham : C. E. Burnham, Chief

BALTIMORE COUNTY O OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER

> Mr. Arnold Jablon Zoning Commissioner County Office Building

Towson, Maryland 21204

NOVEMBER 5, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986 Property Owner: C.R.S. LTD. Location: N/S TIMONIUM RO. 902,83 EAST TO THE & PINE VALLEY DR.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X)There are no site planning factors requiring comment.
(A)A County Review Group Meeting is required.

A county keview Group meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.

)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.)Parking calculations must be shown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Regulations. Development of this site may constitute a potential conflict with the Baltimore County Master Flan.)The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual.)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

David Fields, Acting Chief

cc: James Hoswell

Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

September 29, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towser Maryland 21204

RE: Property Owner: C.R.S. Ltd.

Location: N/S Timonium Road, 902.33' east to the centerline of Pine Valley Dr. Item No.: 117 Zoning Agenda: Meeting of 9/30/86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. 16 paved panhandle road required.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

') 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Eureau has no comments, at this time.

REVIEWER: Approved: Fire Prevention Bureau

Planning Group
Special Inspection Division



STEPHEN E. COLLINS DIRECTOR

13-3-86

October 23, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Iraffic Engineering has no comments for items number 102, 116, (117, 118, 120, 121, 123, and 126.

Traffic Engineer Associate II

MSF:1t

00

12/1/86

I telephoned 825-2815 and spoke with mother of Mark Sites, Petitioner, who advised her son has not picked up his mail in a long time, and she did not know why he did not show up for scheduled hearing. She will advise her son to write a letter to Commissioner of Baltimore County Zoning explaining reasons why he did not show up for scheduled hearing or case will be dismissed by Commissioner.

B. du Bois

man to a superintered date and the state of section of the section DEED - FEE SINDLE - INDIVIDUAL GRANTOR - LONG FORM BAY STATE TITLE CO. 1 East Redwood Street Baltimore, Md. 21202 539-5878 File # 25610/rb This Deed, MADE THIS eighty-six,---in the year one thousand nine hundred and by and between CARLOS BRILL and MARGUERITE LEINANI WOOD, his wife,--of Baltimore County, in the State of Maryland, parties---- of the first part, and CRS LTD., a body corporate of the State of Maryland, ---of the second part. WITNESSETH, That in consideration of the sum of SEVENTY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$75,500.00), the actual consideration paid or to be paid, and other good and valuable considerations, the receipt whereof is hereby acknowledged,---the said parties of the first part--do -----grant and convey to the said party of the second part, its---persunakroppessonetimes successors and assigns -----, in fee simple, all those---------lots------ of ground situate in Baltimore County, State of Maryland,---and described as follows, that is to say: Lots 2 and 3 as shown on Plat of "Hidden Oak", as more particularly described on Exhibit "A" attached hereto and made a part hereof. II RE/F 23.00 D T TX 377.50 A DOCS 377.50 778.00 BEING part of the property which by Deed dated November 15, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6632, Folio 060 was granted gr conveyed by JOHN P. WARD and JOY M. WARD, his wife, to CARLOS BRILL and MARGUERITE LEINANI WOOD, his wife, the within Grantors. STATE DEPARTMENT OF AGRICULTURAL TRANSFER TIE ASSESSMENTS & TAIATION

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Towson, Maryland 21204

Petitioner C.R.S. Ltd. Received by: James E. Dyer Petitioner's

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-8060

TOWSON OFFICE MERT 2 9 3 F LD 2 5 4 HUDKINS ASSOCIATES, INC.

"EXHIBIT "A"

· Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON. MARYLAND 21204 PHONE: 828-9060

July 1, 1986

DESCRIPTION -LOT 2, HIDDEN OAK:

Beginning for the same at a point at the end of the first line of the first parcel of land described in a deed dated November 1, 1983 and recorded among the land records of Baltimore County, in Liber 6632 folio 60 which was conveyed by John P. Ward and Joy M. Ward, his wife to Carlos Brill and Marguerite Leinani Wood thence binding reversely along said first line for a part of its distance North 85 degrees 05 minutes 24 seconds Fast 110.74 feet thence leaving said first line and running for new lines of division through said first parcel the three following courses and distances viz: (1) South 02 degrees 36 minutes 17 seconds East 146.11 feet (2) North 84 degrees 48 minutes 13 seconds East 106.00 feet and (3) South 02 degrees 36 minutes 17 seconds East 166.79 feet to a point on the north side of Timonium Road (70 feet wide) thence binding thereon South 80 degrees 07 minutes 46 seconds West 15.09 feet thence leaving the north side of said Timonium Road and running for new lines of division through said first parcel the two following courses and distances viz: (1) North 02 degrees 36 minutes 17 seconds West 148.00 feet and (2) South 84 degrees 48 minutes 13 seconds West 206.91 feet to a point in the second line of said first parcel thence binding reversely along said second line North 00 degrees 51 minutes 00 seconds West 166.99 feet to the place of beginning.

Containing 0.531 Acres of land more less.

Subject to a 10 foot wide drainage and utility easement adjacent to and easterly of the last line of the above described parcel.

Also subject to and together with the right to use in common with others a common access and maintenance easement shown on Exhibit "A" attached hereto.

COLUMBIA OFFICE WALTER PARK Regulered Surveyor PHONE 730-8060

201233 MB255

HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204 PHONE: 828-9060 July 1, 1986

TOWSON OFFICE

DESCRIPTION - LOT 3, HIDDEN OAK:

Beginning for the same at a point on the north side of Timonium Road said point being in the third line of the second parcel of Land described in a deed November 1, 1983 and recorded among the land records of Baltimore County in Liber 6632 folio 60 which was conveyed by John P. Ward and Joy M. Ward, his wife to Carlos Brill and Marguerite Leinani Wood thence leaving said third line and binding along the north side of said Timonium Road South 80 degrees 07 minutes 46 seconds West 15.09 feet thence leaving the north side of said Timonium Road and running for new lines of division through the first parcel of land described in said conveyance the three following courses and distances viz: (i) North O2 degrees 36 minutes 17 seconds West 166.79 feet (2) South 84 degrees 48 minutes 13 seconds West 106.00 feet and (3) North 02 degrees 36 minutes 17 seconds West 146.11 feet to a point in the first line of said first parcel thence binding reversely thereon North 85 degrees 05 minutes 24 seconds East 120.96 feet to a point at the beginning of the above mentioned third line thence binding thereon for a part of its distance South 02 degrees 36 minutes 17 seconds East 311.07 feet to the place of beginning. Containing 0.462 Acres of land more or less.

Subject to a 10 foot drainage and utility essement adjacent to and westerly of the last line of the above described parcel.

Also subject to and together with the right to use in common with others a common access and maintenance easement shown on Exhibit "A" attached hereto.

County Office Building 111 W. Chesapeake Avenue

C 049****120800*a \$08%A

Your petition has been received and accepted for filing this thing day of October, 19 86

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

CARLES MECLES CONTRACTOR

· , in fee simple.

Wrivers the band s and reals of said granter s

Seat:

CARLOS BRILL

MARGUERITE LEINANI WOOD

STATE OF MARYLAND, ERCTORGE Colors to wit:

I HERENY CERTIFY, That on this 2 day of Turns in the year one thousand nine hundred and eighty-six— before me, the subscriber, a Notary Public of the State aforesaid, personally appeared CARLOS BRILL and MARGUERITE LEIHANI WOOD, his wife, whose names xisters subscribed to the within instrument, and acknowledged the foregoing Deed to be the 15 act, and in my presence signed and sealed the same.

In Wirmens Weinners, I bersunto set my hand and official seal.

TO A STATE OF THE PARTY OF THE

party of the second part, its-

and assigns

My Commission expires: 71\\90

July 1, 1986

